

Before the Board of Zoning Adjustment, D. C.

Application No. 12055, of Yetta Jones, pursuant to Sub-section 8207.1 of the Zoning Regulations, for a variance from Section 3301.1 of the regulations, to permit the conversion of a single-family dwelling to a three (3) unit multiple family dwelling in the R-4 District, at the premises 32 Quincy Place, N. W., (Square 3100, Lot 21).

HEARING DATE: February 18, 1976

DECISION DATE: February 24, 1976

FINDINGS OF FACT:

1. The property is located in an R-4 District.
2. The property is improved with a two-story brick structure.
3. The property is presently being used as three (3) apartments and has been so used for many years.
4. The **area** of the lot is approximately 1100 square feet.
5. The R-4 District requires 900 square feet of lot area per unit for conversions to apartments, or 2700 square feet for three (3) units.
6. The property requires a variance of approximately 1600 square feet.
7. The abutting properties on either side contain similar structures.
8. Florida Avenue, which forms the southern boundry of the square, runs at an angle off the normal north - south grid, and makes the depth of the lot shorter than it otherwise might be.
9. There was no opposition to the application.

CONCLUSIONS OF LAW AND OPINION:

The Board concludes that the requested variance is an area variance, requiring a showing of a practical difficulty. The Board concludes that the size and shape of the lot are sufficient to sustain the burden of practical difficulty. The Board further concludes that the existence of the use for the past twenty (20) years indicates that there will be no adverse neighborhood impact. It is therefore, ordered that the application be GRANTED.

VOTE: 3-0 (Mrs. McZier, Mr. McIntosh and Mr. McCants to grant, Mr. Harps recusing himself, and Lilla Burt Cummings, Esq., abstaining not having heard the case).

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

Attested By: Steven E. Sher
STEVEN E. SHER
Acting Secretary to the Board

FINAL DATE OF ORDER: MAR 9 1976

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.